

023.A

0001

0030.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

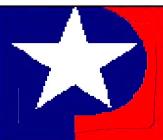
522,700 / 522,700

USE VALUE:

522,700 / 522,700

ASSESSED:

522,700 / 522,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
30		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCGOWAN REBECCA W & WINIFRED	
Owner 2: MCGOWAN RICHARD S	
Owner 3:	

Street 1: 30 TEEL ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: HANDLER LAURA -	
Owner 2: -	

Street 1: 30-32 TEEL ST UNIT 30	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1904, having primarily Wood Shingle Exterior and 941 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8011												G10				

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	519,400	3,300		522,700		310198
Total Card	0.000	519,400	3,300		522,700	Entered Lot Size	GIS Ref
Total Parcel	0.000	519,400	3,300		522,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	555.47	/Parcel: 555.47	Land Unit Type:	Insp Date
							05/15/18

PREVIOUS ASSESSMENT								Parcel ID	023.A-0001-0030.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	519,400	3300	.		522,700		Year end	12/23/2021
2021	102	FV	442,800	3300	.		446,100		Year End Roll	12/10/2020
2020	102	FV	436,300	3300	.		439,600	439,600	Year End Roll	12/18/2019
2019	102	FV	450,600	3300	.		453,900	453,900	Year End Roll	1/3/2019
2018	102	FV	398,900	3300	.		402,200	402,200	Year End Roll	12/20/2017
2017	102	FV	364,000	3300	.		367,300	367,300	Year End Roll	1/3/2017
2016	102	FV	364,000	3300	.		367,300	367,300	Year End	1/4/2016
2015	102	FV	336,600	3300	.		339,900	339,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HANDLER LAURA,	75559-103	1	9/8/2020			607,000	No	No					
HOGAN PATRICK A	59368-399		6/25/2012	Convenience		1	No	No					
SARGENT ENRAKU,	54419-593		3/18/2010			370,000	No	No					
STROJNY ADAM,	51227-496		5/28/2008			305,000	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/28/2018	1243	Insulate	2,700	C					12/22/2020	SQ Returned	MM	Mary M					
									11/19/2020	SQ Mailed	MM	Mary M					
									5/15/2018	Measured	DGM	D Mann					
									1/7/2009	NEW CONDO	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA

